

**ELECTRONICALLY RECORDED**

**OFFICIAL PUBLIC RECORDS**



*Krista Bartsch*

KRISTA BARTSCH, County Clerk

Bastrop Texas

March 18, 2022 03:15:45 PM

**202205564**

FEE: \$30.00

MANAGEMENT CERT

**MANAGEMENT CERTIFICATE**

In compliance with the provisions of Section 209.004 of the Texas Property Code, the undersigned entity gives notice that it is managing the herein described Association:

1. **Name of the Subdivision:** Peppergrass
2. **Name of the Association:** Peppergrass Association of Homeowners, Inc.
3. **Recording data for the Subdivision:** Peppergrass Phase 1A, according to the plat recorded in document 202000250, Official Public Records, Bastrop County, Texas and Peppergrass Phase 1B, according to the plat recorded in document 7/65-A & 7/65-B, and Peppergrass Phase 1C, according to the plat recorded in document 7/89-A & 7/89-B, Plat Records, Bastrop County, Texas
4. **Recording data for the Declaration and Declaration amendments:** Documents 202021491, 2020237661, Official Public Records of Bastrop County, Texas.
5. **Name and mailing address of the Association:** Peppergrass Association of Homeowners, Inc. c/o Goodwin & Company, PO Box 203310, Austin, TX 78720
6. **Name, mailing address, phone number & email for designated representative:**  
Goodwin & Company  
PO Box 203310, Austin, TX  
855.289.6007  
[info@goodwintx.com](mailto:info@goodwintx.com)
7. **Website address where all dedicatory instruments can be found:**  
[www.goodwintx.com](http://www.goodwintx.com) , use the "find my community" search bar to locate the community webpage
8. **Fees charged by Association related to a property transfer:**

Working Capital Contribution \$100

Resale Certificate: \$375

Resale Certificate Update: \$75

Rush Fees to expedite Resale Certificate delivery in advance of 10 business day requirement:

- 1 business day: \$350 / 3 business days: \$250 / 5 business days: \$150 / 7 business days: \$100

Compliance Inspection Fee (optional): \$150

Transfer: \$275

This management certificate is filed of record in Bastrop County, Texas by the entity managing the Association. It shall be valid until a later Management Certificate is filed of record by the Association or a successor manager, or until a termination of this Management Certificate is filed of record, whichever is sooner.

A handwritten signature in black ink, appearing to be "Drew Sanders", written over a horizontal line.

By: Drew Sanders, Managing Agent for Peppergrass Association of Homeowners, Inc., Duly Authorized Agent  
Signed: March 10, 2022

**AFTER RECORDING RETURN TO:**

**Goodwin & Company  
PO Box 203310  
Austin, TX 78720-3310**

STATE OF TEXAS     §  
                                  §  
COUNTY OF BASTROP   §

This instrument was signed before me on March 10, 2022, and it was acknowledged that this instrument was signed by Drew Sanders for the purposes and intent herein expressed.

Bridget Martin  
Notary Public in and for the State of Texas  
Notary Printed Name: Bridget Martin

My Commission Expires: October 24, 2024

